



# Alexander Hudson Estates

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Sales Particulars





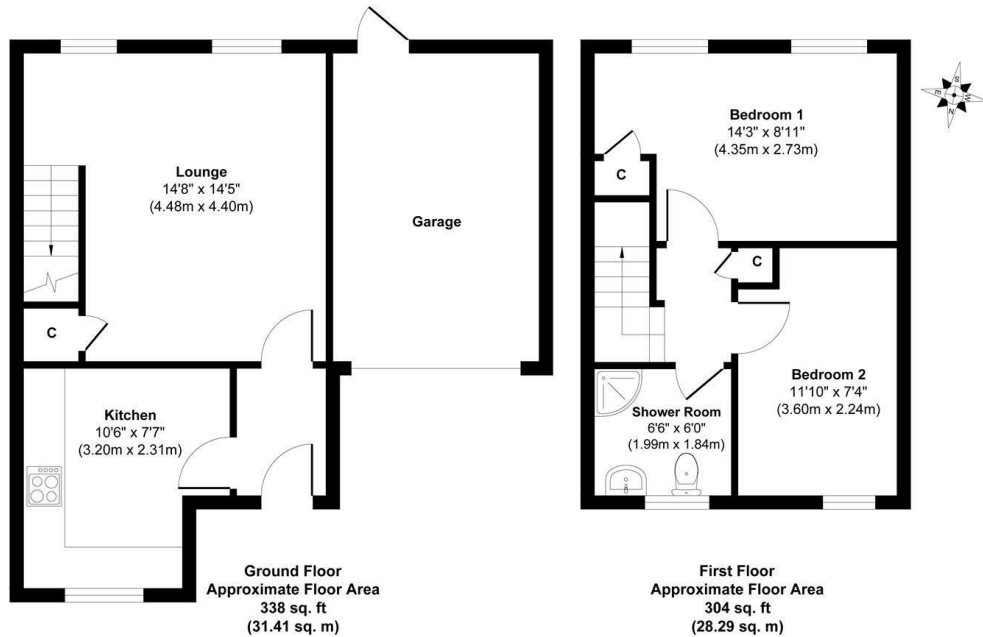
# The Property

Alexander Hudson Estates are delighted to present this well-positioned two-bedroom semi-detached family home, ideally situated within the highly sought-after residential area of Killingworth, NE12.

The ground floor accommodation comprises a welcoming entrance hallway, a spacious living room, and a bright, airy kitchen-diner. To the first floor, there are two generously proportioned bedrooms, with the principal bedroom benefitting from fitted storage, along with a modern family bathroom.

Externally, the property enjoys a front lawn and a private driveway providing off-street parking. To the rear, the well-maintained garden offers a lawn and a patio area, perfect for outdoor relaxation and entertaining.

Killingworth has evolved from its mining heritage into a modern, thriving town. The area offers a wide range of amenities, centred around the White Swan Shopping Centre with supermarkets, local shops, welcoming pubs, and restaurants. Outdoor spaces include Killingworth Boating Lake, local bridlepaths, and nearby nature reserves, providing excellent opportunities for leisure and recreation. Transport links are strong, with bus services to Newcastle and surrounding areas and easy access to the A19 for commuters. Families are well served by schools including George Stephenson High School and several local primary schools, making Killingworth & Killingworth Village a vibrant, convenient, and family-friendly location.



Leasehold  
Council Tax: B  
EPC Rating: 67





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